

LOCATION MAP NOT TO SCALE

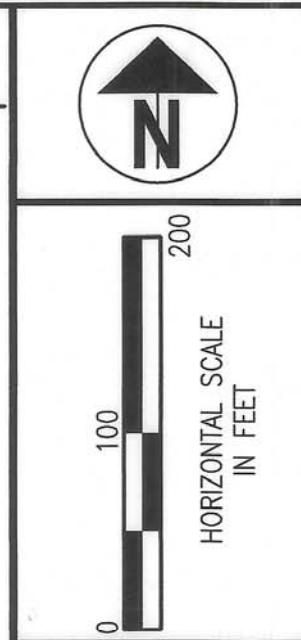
**DEDICATION OF COMMERCE PARKWAY PHASE III**  
 Situated in the State of Ohio, County of Madison, Village of West Jefferson,  
 and being a part of Survey Numbers 6652, AND 9841,  
 of the Virginia Military Survey District

CONTAINING 2.625 ACRES OF LAND, MORE OR LESS, BEING OUT OF A 34.94  
 ACRE AND 23.66 ACRE TRACT AS CONVEYED TO SFG WEST JEFFERSON IN  
 OFFICIAL RECORD VOLUME 404, PAGE 205, A;; REFERENCES TO RECORDS ARE  
 ON FILE IN THE RECORDER'S OFFICE, MADISON COUNTY, OHIO.

**LEGEND**

- I.P.F. 5/8" REBAR FOUND
- I.P.S. IRON PIN SET (5/8" REBAR WITH RED CAP "VERDANTAS 7830")
- PROPERTY LINE - EXISTING
- RIGHT-OF-WAY - PROPOSED
- VMS LINE - EXISTING
- SCHOOL DISTRICT LINE - EXISTING
- R/W ----- RIGHT-OF-WAY LINE - EXISTING
- ExAc ----- ACCESS EASEMENT - EXISTING

THE BASIS OF BEARINGS IS THE  
 OHIO STATE PLANE COORDINATES  
 SYSTEM, SOUTH ZONE, NAD83.



DRAWN MPL	CHECKED KITB	DATE 9/29/22
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DATE  
12/14/22

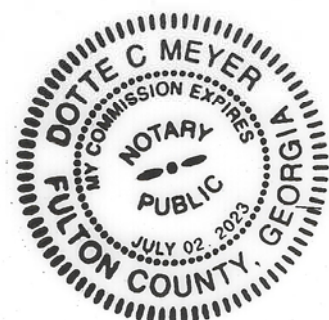
**verdantas**  
 PEOPLE FOCUSED FUTURE  
 1555 W. MAIN ST.  
 NEWARK, OH 43055-3939  
 TEL: 740.344.5451  
 FAX: 614.360.0023

THE UNDERSIGNED, NEAL MOSKOWITZ VICE PRESIDENT OF SFG WEST JEFFERSON, LLC., OWNERS OF THE LAND  
 PLATTED HEREIN, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "DEDICATION OF  
 COMMERCE PARKWAY PHASE III" AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATES TO THE  
 PUBLIC USE, AS SUCH, ALL OR PARTS OF COMMERCE PARKWAY PHASE III SHOWN HEREON AND NOT  
 HERETOFORE DEDICATED.

IN WITNESS THEREOF, \_\_\_\_\_ OF NEAL MOSKOWITZ, VICE  
 PRESIDENT OF SFG WEST JEFFERSON, LLC., HAS HEREUNTO SET HIS/HER

HAND THIS DAY 25 OF May 2023.

BY Neal Moskowitz  
 NEAL MOSKOWITZ VICE PRESIDENT OF SFG WEST JEFFERSON, LLC.



STATE OF OHIO Georgia  
 COUNTY OF MADISON, Fulton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY  
 OF May, 2023 BY NEAL MOSKOWITZ VICE PRESIDENT OF SFG WEST JEFFERSON, LLC.

Dotte C Meyer  
 NOTARY PUBLIC

APPROVED AND ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023 BY ORDINANCE NO. \_\_\_\_\_

WHEREIN THAT PORTION OF COMMERCE PARK PHASE III AS DEDICATED HEREON IS ACCEPTED AS SUCH BY  
 THE COUNCIL OF THE VILLAGE OF WEST JEFFERSON, OHIO.

APPROVED THIS 5th DAY OF June 2023.

Joe Mitchell  
 SERVICE DIRECTOR, VILLAGE OF WEST JEFFERSON

APPROVED THIS 5th DAY OF June 2023.

Joe Mitchell  
 VILLAGE ENGINEER

APPROVED THIS 5th DAY OF June 2023.

Ray A. Mart  
 MAYOR, VILLAGE OF WEST JEFFERSON

THIS PLAT SHALL NOT BE TRANSFERRED OR RECORDED UNTIL ALL ABOVE REQUIRED SIGNATURES ARE  
 PLACED ON THIS PLAT

TRANSFERRED THIS DAY 13th OF June 2023.

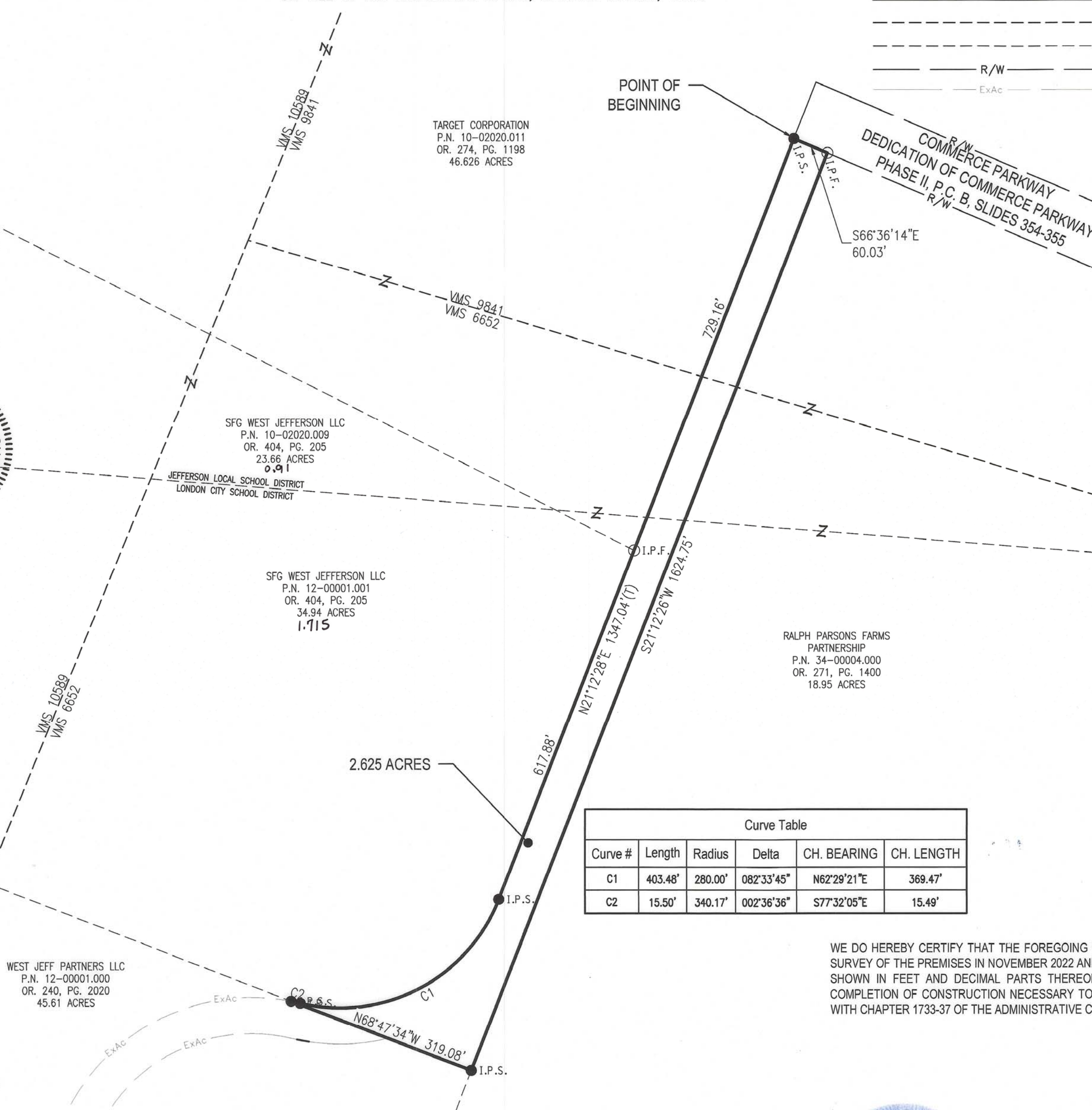
Spencer S. Hunter by Ky Crauford  
 COUNTY AUDITOR

FILED FOR RECORD THIS 13th DAY OF JUNE 2023. AT 11:27

FILED FOR RECORD THIS 13th DAY OF JUNE 2023. PLAT RECORD B-503

Rachel A. Fisher  
 COUNTY RECORDER

by Cindy Andrews  
 DEPUTY RECORDER



Curve Table					
Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	403.48'	280.00'	082°33'45"	N62°29'21"E	369.47'
C2	15.50'	340.17'	002°36'36"	S77°32'05"E	15.49'

WE DO HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD  
 SURVEY OF THE PREMISES IN NOVEMBER 2022 AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE  
 SHOWN IN FEET AND DECIMAL PARTS THEREOF. PERMANENT MONUMENTS TO BE PLACED UPON  
 COMPLETION OF CONSTRUCTION NECESSARY TO THE IMPROVEMENT OF THIS LAND IN ACCORDANCE  
 WITH CHAPTER 1733-37 OF THE ADMINISTRATIVE CODE.



Kevin T. Blaine  
 KEVIN T. BLAINE P.S. 7830

NOTES:  
 OCCUPATIONAL LINES HAVE NOT BEEN  
 LOCATED IN THE FIELD AND ARE NOT  
 REPRESENTED ON THIS SURVEY.

THIS SURVEY WAS PREPARED WITHOUT  
 THE BENEFIT OF A TITLE POLICY. THERE  
 MAY BE EASEMENTS OR RIGHT-OF-WAY  
 WHICH EXIST THAT ARE NOT SHOWN.

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
 DATE 6-12-23 BY YE  
 ACREAGE 1.715 Dedicated Row  
 RESIDUAL 33.225

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
 DATE 6-12-23 BY YE  
 ACREAGE 0.91 Dedicated Row  
 RESIDUAL 22.745

2023-2420 B-503  
 Filed for Record in  
 MADISON COUNTY, OH  
 RACHEL FISHER, COUNTY RECORDER  
 06/13/2023 11:27:19 AM  
 PLAT #43.60  
 Total Pages: 1

**ADDITIONAL DEDICATION OF  
 COMMERCE PARKWAY  
 VILLAGE OF WEST JEFFERSON, OHIO**

JOB NUMBER:  
**BRH008**

**1 OF 1**

PERTINENT DOCUMENTS USED  
 Madison County Tax Maps  
 All Recorded Documents shown  
 were used as source documents.